



Downey McCarthy

THE PEOPLE YOU CAN TRUST

Curraleigh, Inniscarra, Cork



**Superb Architect-Designed Four
Bedroom Detached Home Nestled on a
Private and Tranquil Site in Inniscarra**

AMV: €775,000

BER B3

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

ERA Downey McCarthy are delighted to present to the market this spectacular and superbly positioned four bedroom split-level detached family home situated on a spacious and secluded site enjoying a stunning sylvan countryside setting. Offering the perfect balance of peaceful rural living and convenience, the property is located just 3km from the western side of Ballincollig with easy access to a host of services and amenities, including a 24 hour bus service, excellent local schools, and convenient access to the Link Road network and routes westward.

This highly regarded area enjoys a wonderful sense of community. School bus services operate locally to Cloghroe National School and secondary schools in Ballincollig, while the surrounding area offers a range of recreational amenities including Inniscarra Lake, scenic woodland walks, the Innishleena Walkway, Inniscarra Sailing Club, and the lakeside Rooves Bridge walking route opposite the National Rowing Centre in Farran. Ballincollig Regional Park, a vibrant hub for activities including Park Run, yoga, cricket and more, is also within easy reach, as is the Ballyanly Community Centre, renowned locally for its extensive sporting facilities. Muskerry Golf Club is also nearby.

While the location offers outstanding accessibility and amenities, the property itself provides a true sense of escape and tranquility, with breathtaking views over the surrounding countryside creating a peaceful haven. The unique setting and atmosphere of this home must be viewed to be fully appreciated.

Accommodation consists of reception hallway, guest w.c, living room, family room, upper den/office, superb open plan kitchen/dining area, and utility room on the first level. At lower level the property offers four spacious bedrooms, an en suite bathroom, a shower room, and the main family bathroom.

| FEATURES

- Approx. 237.31 Sq. M. / 2,554 Sq. Ft.
- Built in 1997
- BER B3 – Qualifying the property for Green Mortgage Interest Rates
- Oil fired central heating
- Double glazed windows
- Four spacious bedrooms
- Impressive décor throughout
- Short drive to Blarney, Ballincollig, Cork city centre
- Within easy access to a host of amenities including schools, bus services, parks, woodland walks, golf courses, shops, supermarkets

| RECEPTION HALLWAY

4.51m x 4.22m (14'7" x 13'8")

A spacious double height reception hallway features attractive slate tile flooring, one radiator with timber radiator cover, and one Velux window to the front of the property allows natural light to flood the area. A staircase from the hallway leads both upwards to a mezzanine-style den/office area and downwards to the bedroom accommodation, reflecting the property's upside-down design layout with all bedrooms positioned on the lower level.



| GUEST W.C

1.97m x 1.46m (6'4" x 4'7")

The guest w.c features a two piece suite, attractive slate tile flooring, one window to the front of the property, recessed spot lighting, built-in storage unit, and one radiator.



| LIVING ROOM

4.06m x 4.07m (13'3" x 13'3")

Double glazed doors allow access to an attractive living room which has two windows looking over the side garden. This light-filled room has impressive pitch pine tongued and grooved timber flooring, attractive neutral décor, two wall-mounted light pieces, and one radiator.



| FAMILY ROOM

4.44m x 5.61m (14'5" x 18'4")

Located off the entrance hall and accessed via glazed double doors is an impressive secondary reception room, currently utilised as a family room. A striking mezzanine minstrels gallery overlooks the room from above.

The accommodation is exceptionally bright, enhanced by a lean-to style glazed section with double patio doors opening onto an elevated decked patio area. From here, the property enjoys commanding views over the surrounding sylvan countryside setting. The room features an attractive masonry chimney breast incorporating a wood-burning stove, impressive wide plank pitch pine tongued and grooved timber flooring continues throughout, and recessed spot lighting is fitted throughout both the main ceiling area and beneath the gallery level.



| DEN/OFFICE

2m x 3.34m (6'5" x 10'9")

Stairs lead to the mezzanine level where there is a versatile den/office area overlooking the family room below via an attractive minstrels gallery feature. The room features tongued and grooved timber flooring, built-in office desk space, and one centre light piece, and the area also provides access to additional attic storage space.



| OPEN PLAN KITCHEN/DINING

A spectacular open plan kitchen/dining area has an expansive glazed section to the rear of the property, offering views over the surrounding sylvan countryside setting.

Kitchen 4.16m x 3.79m (13'6" x 12'4")

The kitchen area features wide plank pitch pine tongued and grooved timber flooring throughout. The kitchen is fitted in a contemporary style with an island unit, integrated oven, gas hob, and Belfast sink. Three windows within the kitchen area allow for excellent natural light and views to the side of the property. Located off the kitchen is a utility room.



Dining 4.44m x 5.54m (14'5" x 18'1")

Two steps lead down into the dining area which features the same timber flooring throughout, one window to the side of the property, and glazed double doors provide direct access to the adjoining family room.



| UTILITY ROOM

1.97m x 2.06m (6'4" x 6'7")

The utility room has tile flooring, one centre light piece, storage cupboards at eye and floor level, a stainless steel sink, and a door leading out to the patio.



| STAIRS AND LOWER LANDING

The staircase divides into two sections at lower ground floor level. Descending the second staircase, you arrive at a lower landing/hallway area featuring a fully tiled floor and recessed spot lighting throughout.

A sliding door from this area provides direct access onto an attractive patio space which wraps around the entirety of the lower ground floor level.



| BEDROOM 1

5.1m x 5.66m (16'7" x 18'5")

This superb and very spacious master bedroom features attractive timber flooring and an extensive array of built-in wardrobe units for storage. The dual aspect room has one window to the rear of the property, and one window to the side, flooding the area with natural light. Additional features include recessed spot lighting, two wall-mounted light pieces, two radiators, and a door allowing access to the en suite.



| EN SUITE

1.94m x 2.37m (6'3" x 7'7")

The en suite bathroom features a three piece suite including a corner shower cubicle. The room has two windows to the side of the property, fully tiled walls and floors, recessed spot lighting, an extractor fan, and one wall-mounted electric heater.



| BEDROOM 2

4.12m x 4.05m (13'5" x 13'2")

This generous sized double bedroom has one window to the side of the property, one centre light piece, ample built-in wardrobe units, one centre light piece, one radiator with timber radiator cover, and tongued and grooved timber flooring.



| BEDROOM 3

3.23m x 4.6m (10'5" x 15'0")

Another large double bedroom is dual aspect with one large window to the side of the property, and one window to the rear. The room has tongued and grooved timber flooring, double built-in wardrobe units, one radiator, and one centre light piece.



| **BEDROOM 4**

3.58m x 3.86m (11'7" x 12'6")

This double bedroom is dual aspect with one large window to the rear, and one window to the side. The room has tongued and grooved timber flooring, double built-in wardrobe units, one radiator, and two wall-mounted light pieces.



| **SHOWER ROOM**

2.06m x 2.34m (6'7" x 7'6")

The shower room features a three piece suite including a corner shower cubicle. The room has two windows to the side of the property, fully tiled walls and floors, recessed spot lighting, an extractor fan, a large mirror, access to the hot press and storage, and one wall-mounted towel heater.



| **MAIN BATHROOM**

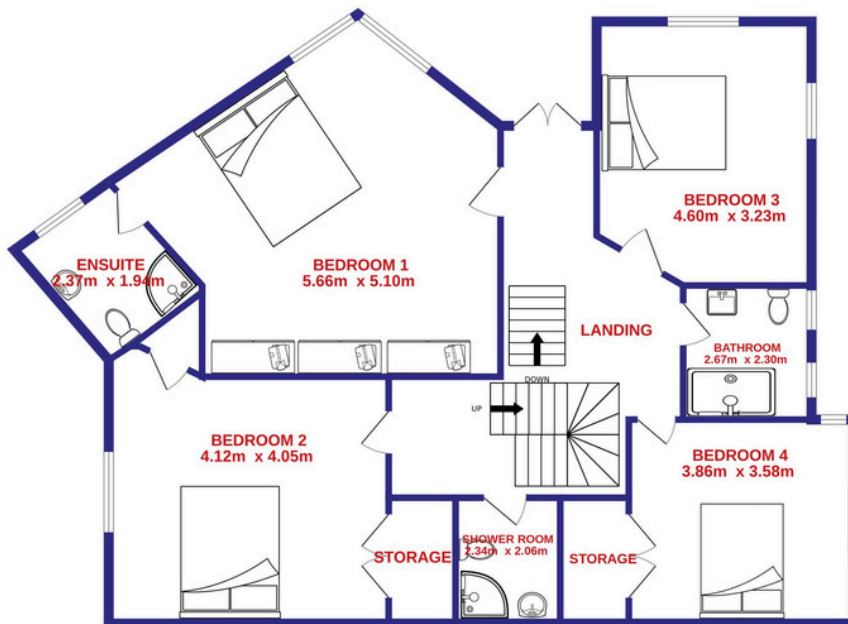
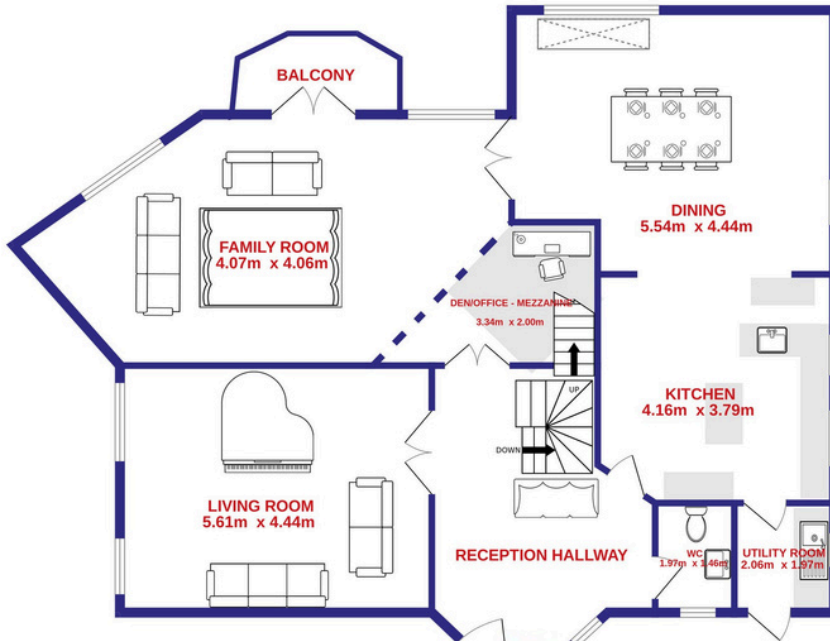
2.67m x 2.3m (8'7" x 7'5")

The main family bathroom features a three piece suite including a shower cubicle incorporating a Triton electric shower, storage unit, two windows to the side of the property, fully tiled walls and floor, recessed spot lighting, one vertical radiator, and an extractor fan.



FLOOR PLAN

UPPER LEVEL



| GARDENS AND EXTERIOR

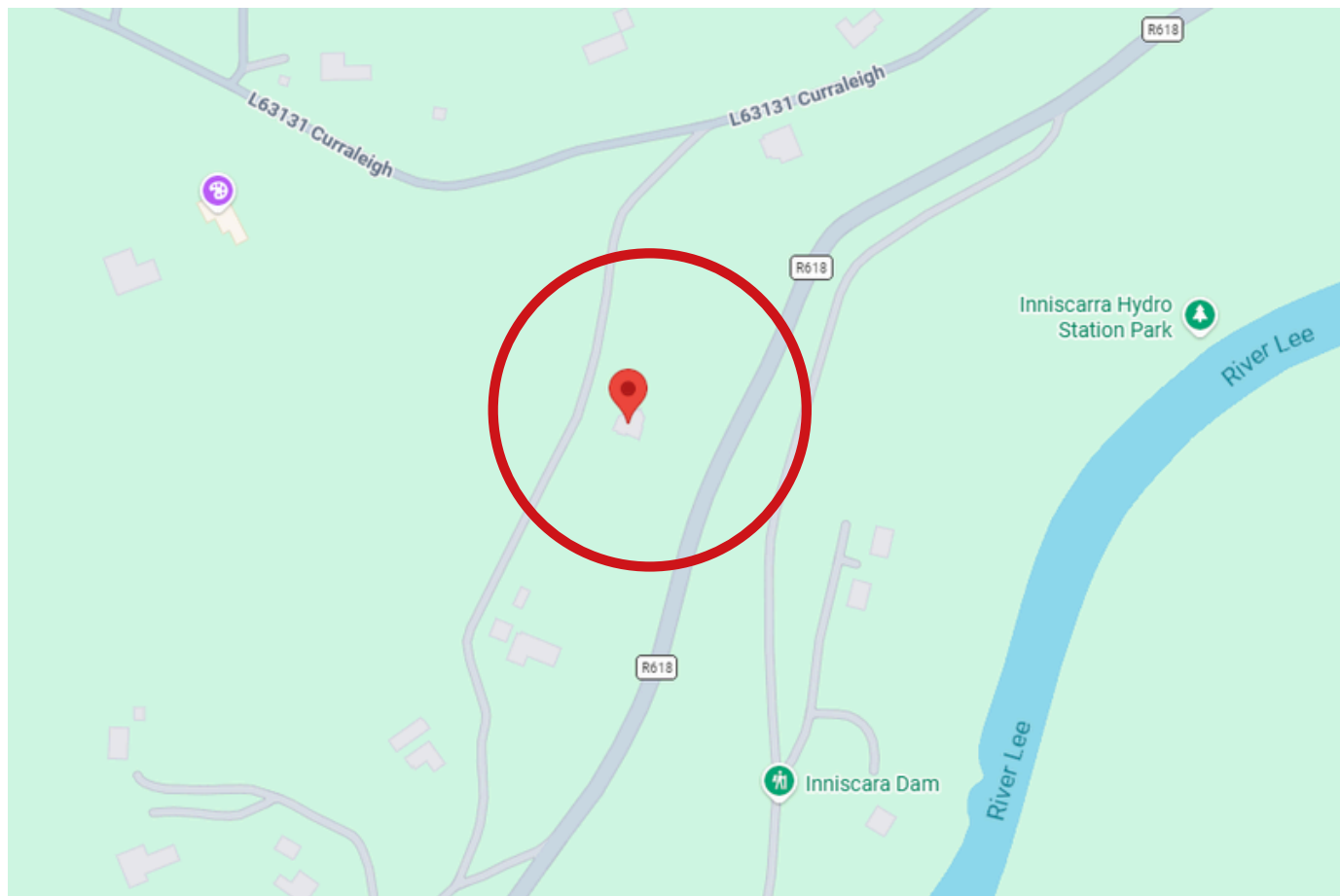


The property is approached via a gravel driveway leading to the house and surrounding patio area. To the front, there is a lean-to style sheltered seating area incorporating an external wood-burning stove, creating an ideal space for outdoor entertaining. A raised deck area positioned off the patio provides further outdoor dining accommodation while enjoying the surrounding countryside setting.

The property boasts spacious garden areas surrounding the home.

| DIRECTIONS

Please see Eircode P31 XK82 for directions.



| ALL ENQUIRIES TO:

Sean McCarthy
086 8385768
sean@eracork.ie



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